

Urban Center

300 Acres
Approx. 1 per 250,000-500,000 households; Distributed along highest intensity points in transportation network.

100% of Center
Retail, Personal and Business Services, Office, Cinema, Entertainment, Hotel, Residential, Civic, Plaza

100% of center
Retail (15% Max.)

5%
Condominiums, Townhomes, Retail (15% Max.)

0.5 du/acre

Urban Center

200-300 Acres
Approx. 1 per 250,000-500,000 households; Distributed along highest intensity points in transportation network.

15-50% of Center
Retail, Personal and Business

Town Center

75-150 Acres
Approx. 1 per 50,000-80,000 households; Distributed relative to total population and access to transportation connections

30-60% of center
Retail, Personal and Business

Village Center

40-50 Acres
Approx. 1 per 5,000-10,000 households; Distributed relative to population density and presence of other centers

30-60% of center
Retail, Local-Serving Personal

Neighborhood Center

20-30 Acres
Approx. 1 per 1,500-2,000 households

0-10% of center
Local-Serving Retail (Max. 10,000 sf), Personal (Max. 5,000 sf), Civic, Plaza

Condominiums, Townhomes, Small Lot





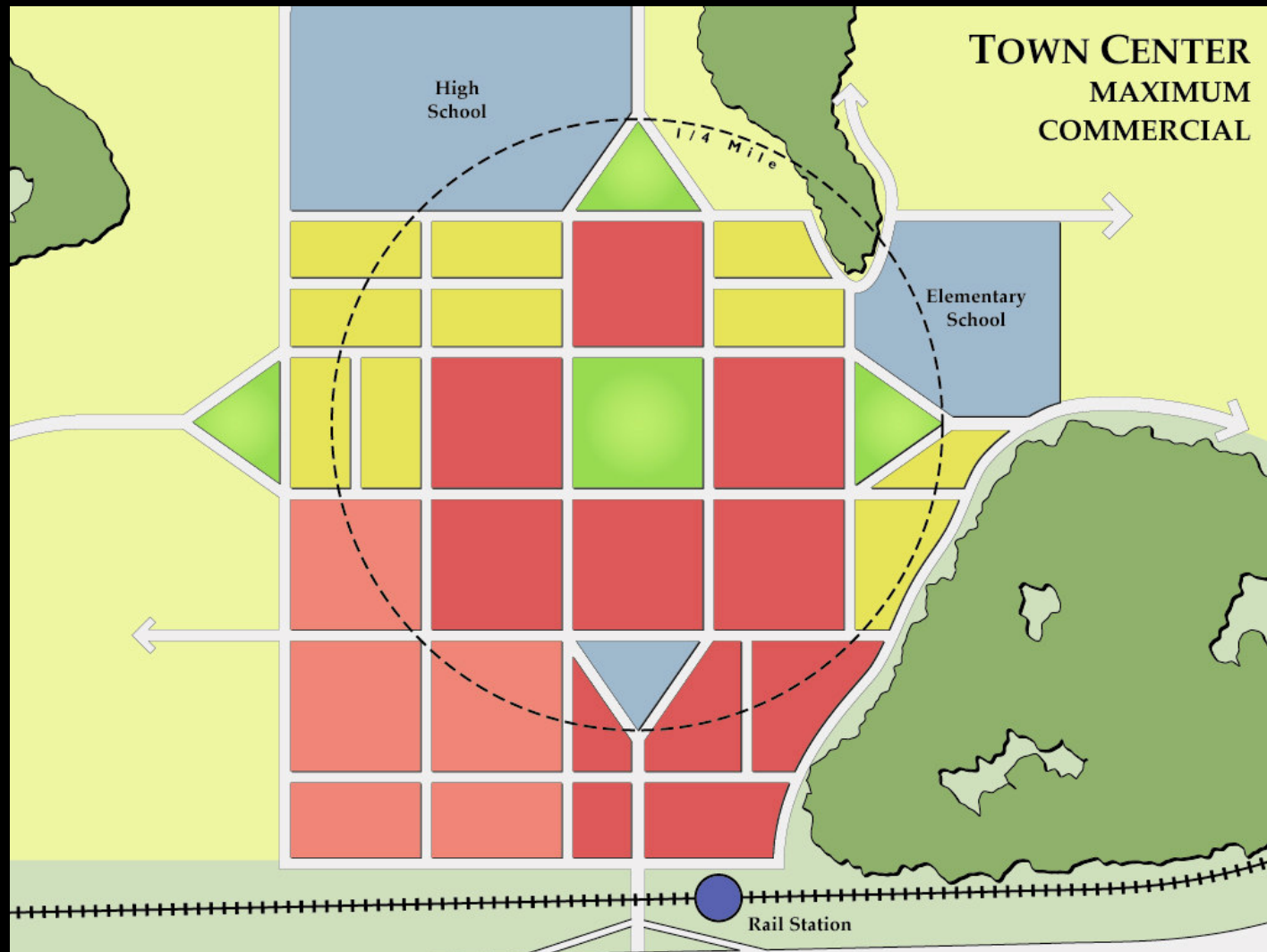




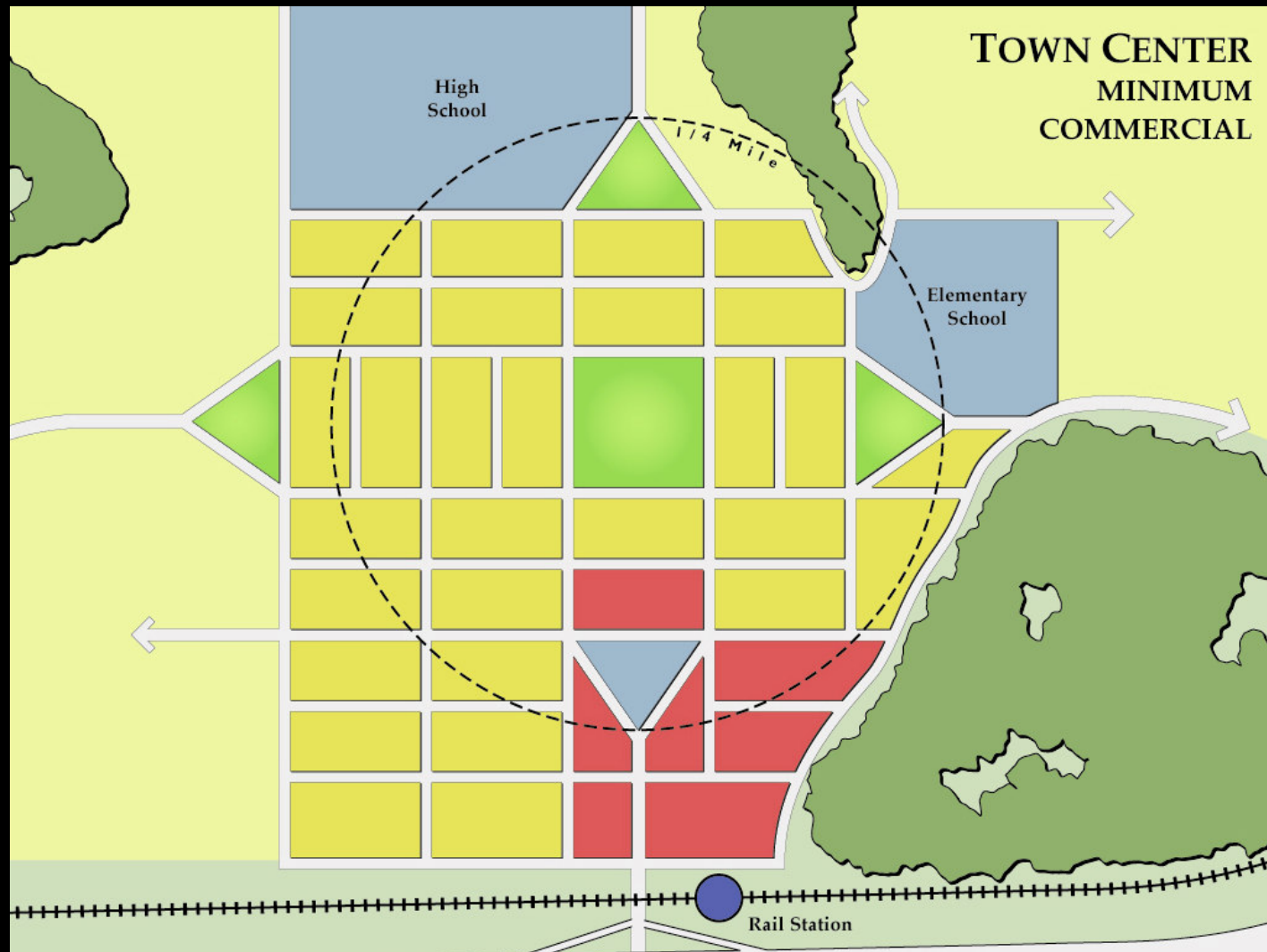
CALTHORPE ASSOCIATES

URBAN DESIGNERS. PLANNERS. ARCHITECTS

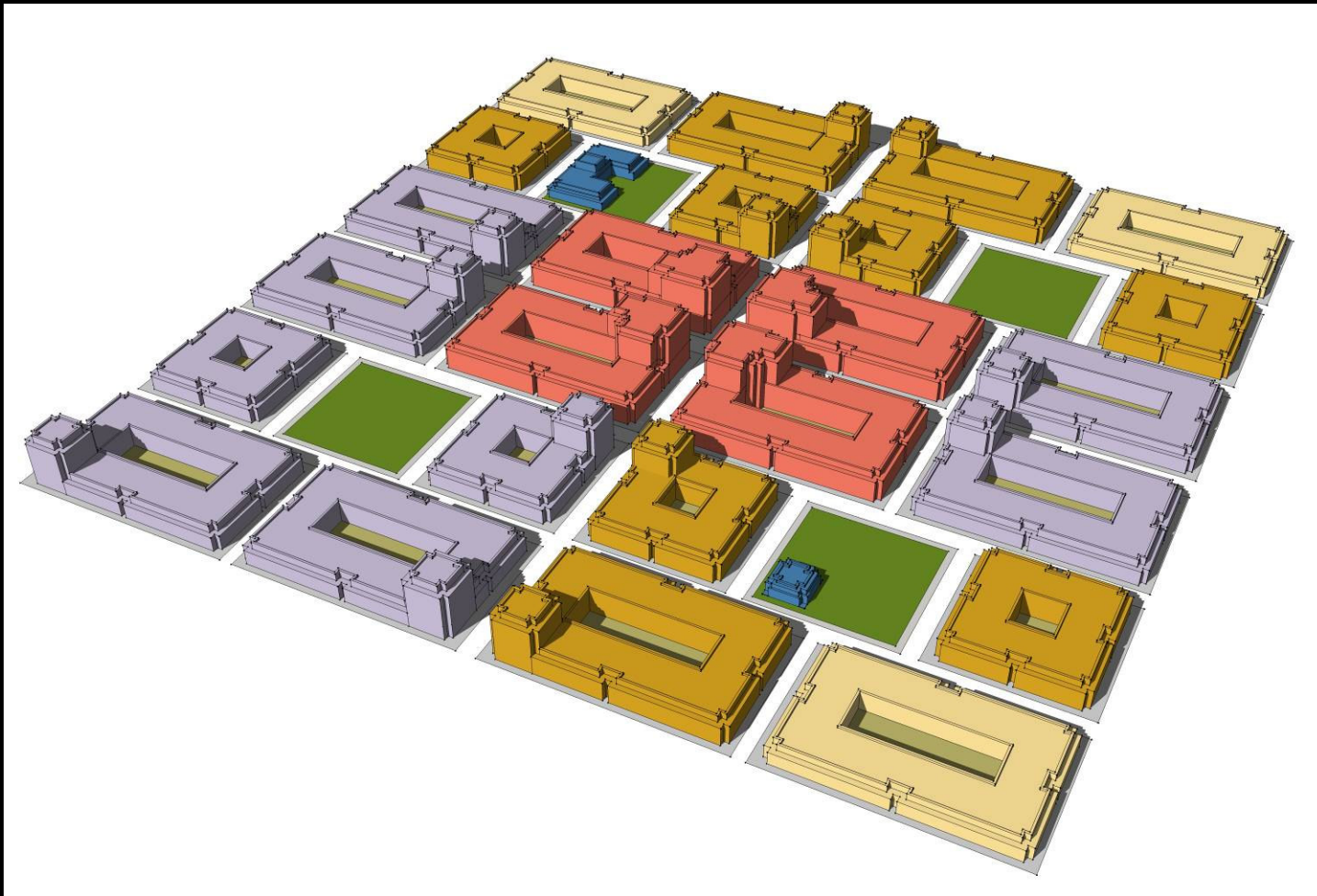
Flexible Block and Use Standards



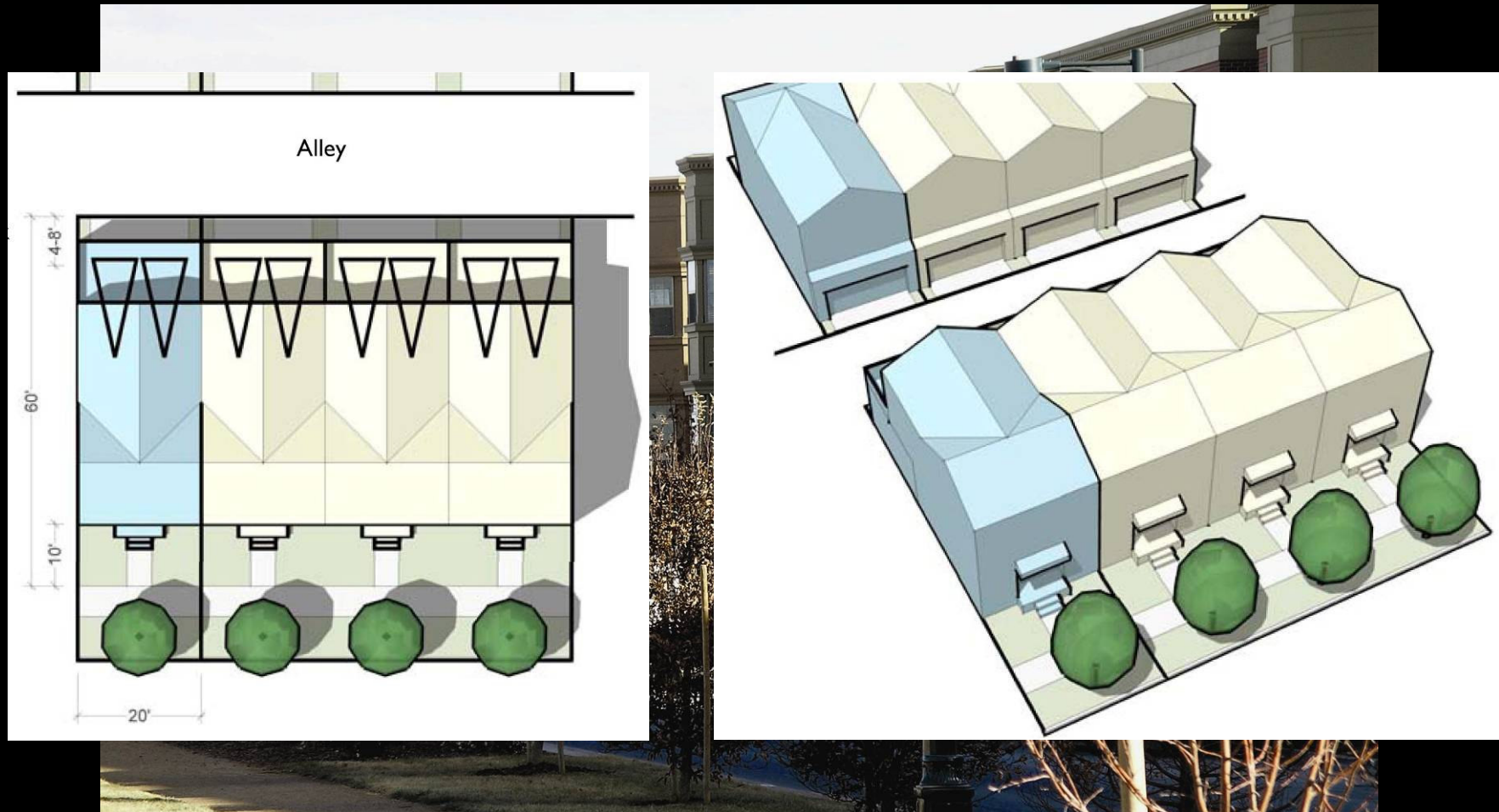
Flexible Block and Use Standards



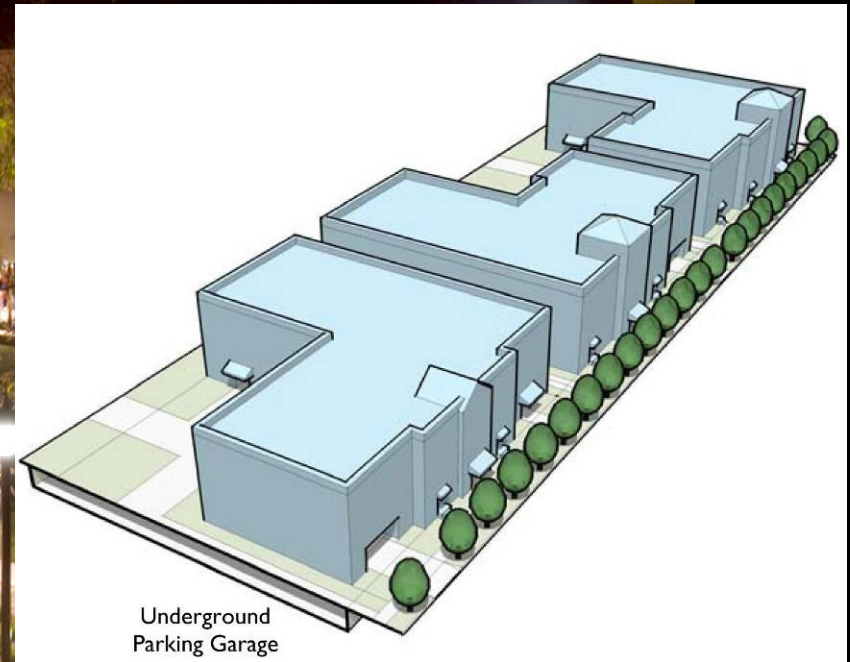
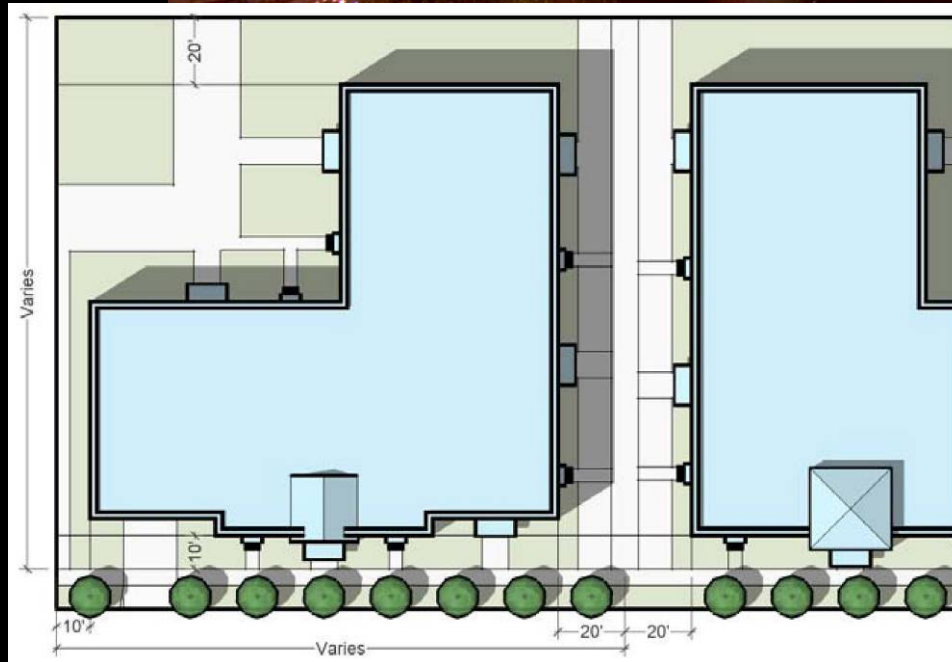
Flexible Block and Use Standards



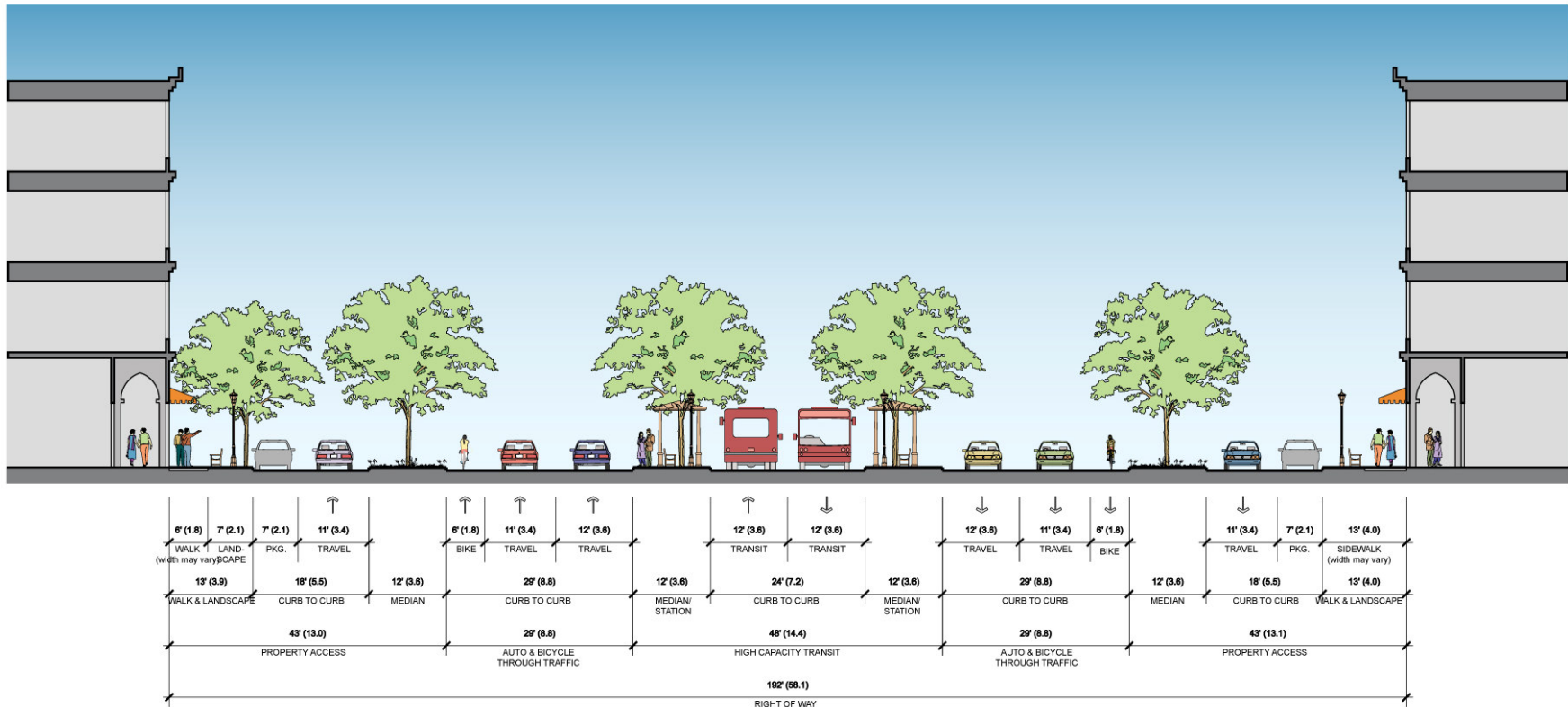
Block, Building and Streetscape Standards



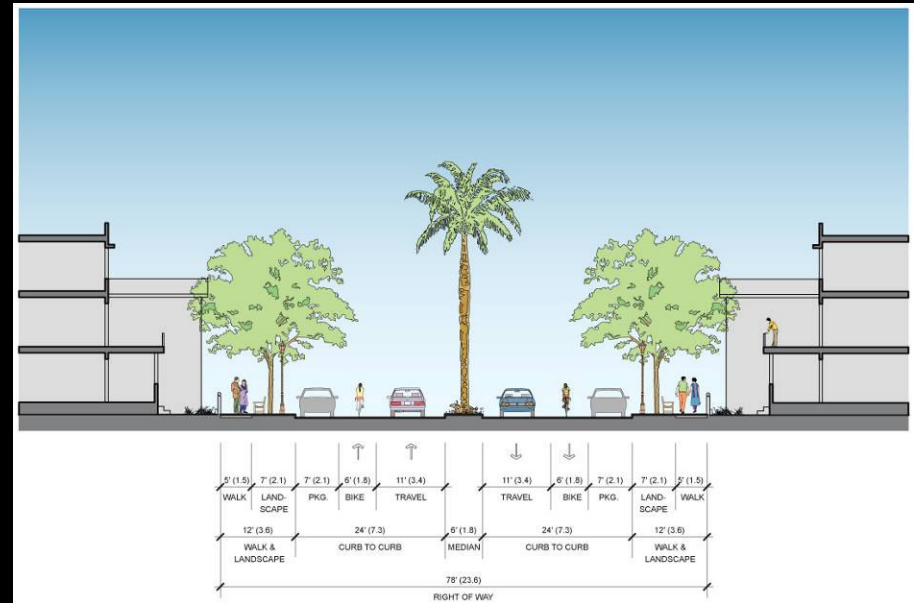
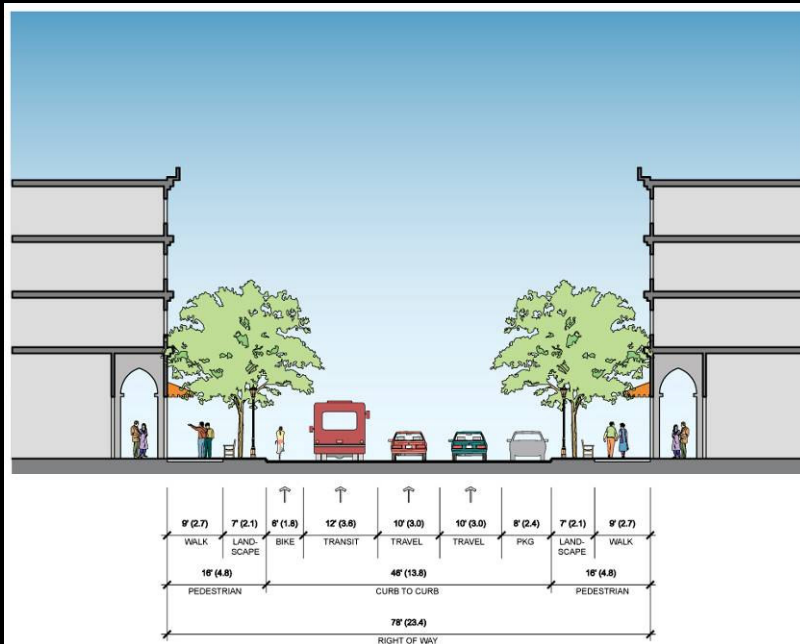
Block, Building and Streetscape Standards



Street Standards

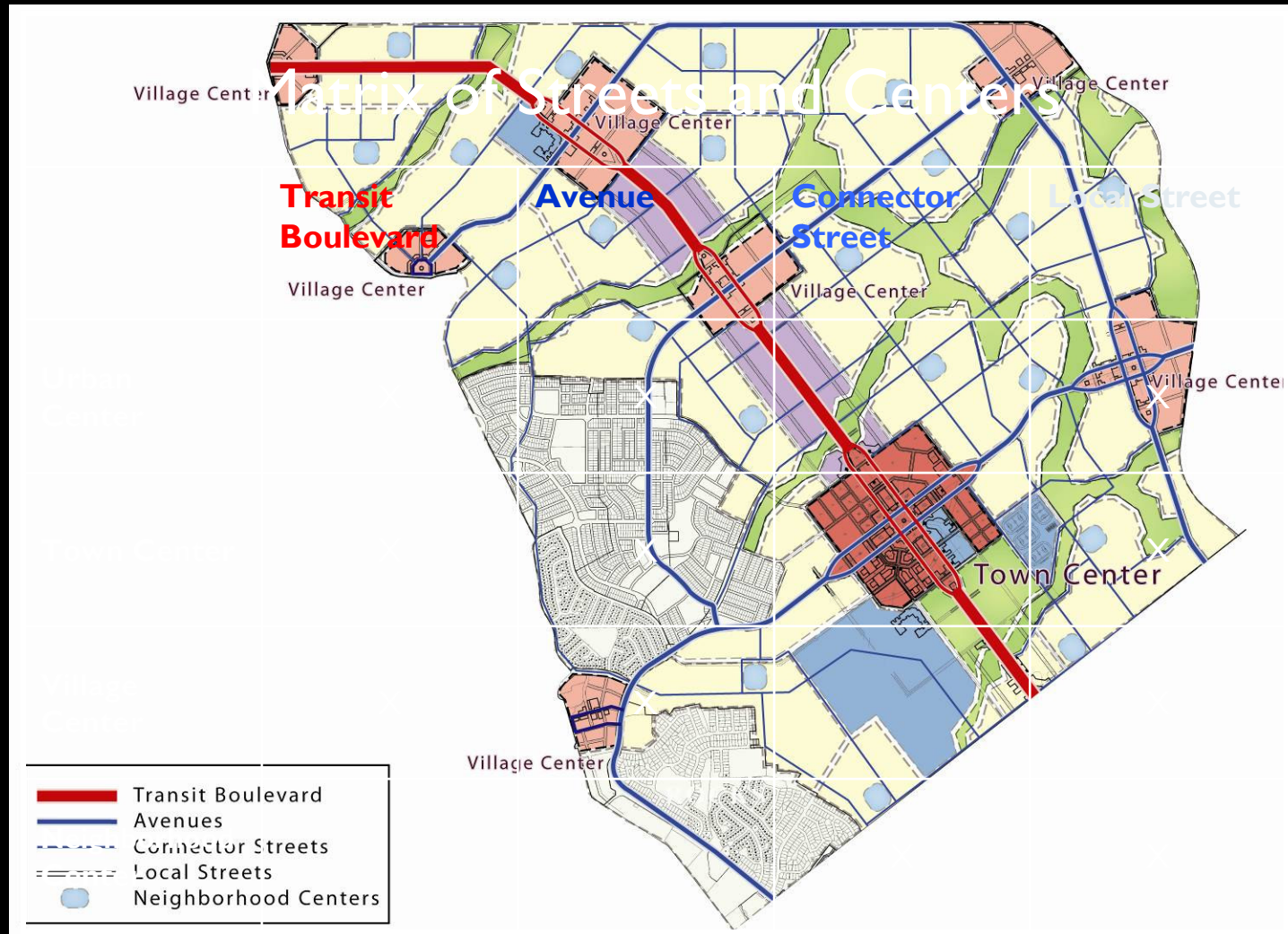


Street Standards

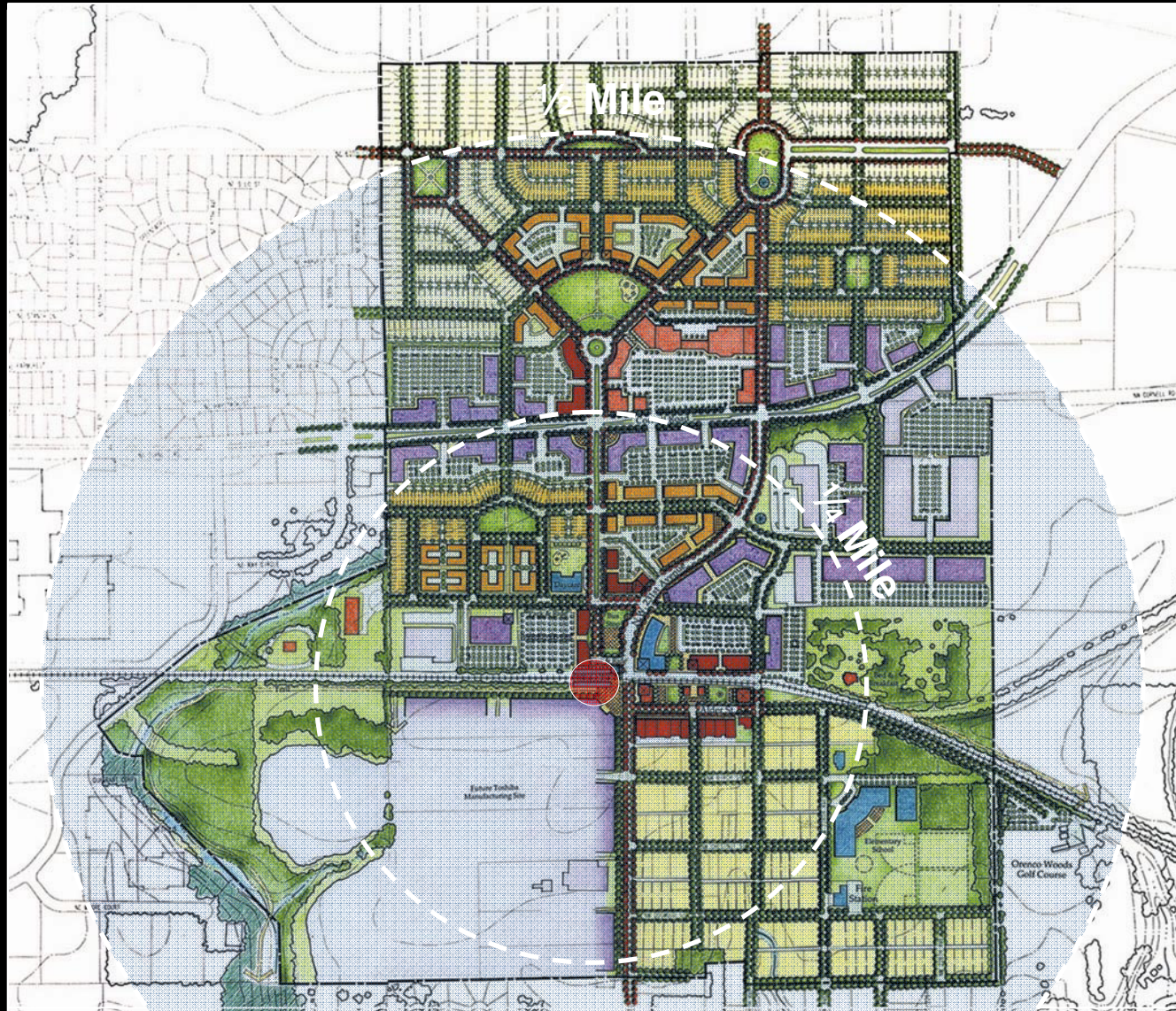


Bringing it all Together

Linking Streets, Centers and Neighborhoods



Realizing the Plan



Realizing the Plan



Role of Economic Analysis

- Identify important economic and demographic trends
- Assess real estate market conditions, especially for “pioneering” uses
- Assist in formulating a land use and phasing program that is realistic and achievable over long-term

Role of Financing Strategy

- Describe infrastructure improvements and costs
- Identify and assess available funding resources and programs
- Ensure infrastructure cost burdens are financially feasible given standards in municipal finance
- Help establish the financing policies, programs, timing, and action steps consistent with City goals